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Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
763,600 / 763,600  
763,600 / 763,600  
763,600 / 763,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
286		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CROWLEY JOHN JAMES JR / ETAL	
Owner 2: TRS / 286 RIDGE ST NOMINEE TR	
Owner 3:	
Street 1: 286 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: CROWLEY JOHN J & MARY E -
Owner 2: -
Street 1: 286 RIDGE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2403 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

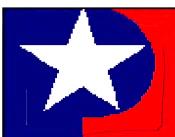
OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 4 Rolling
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Fact Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 9466 Sq. Ft. Site 0 70. 0.74 4

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							77400
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18



Patriot  
Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 120.0-0003-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	101	FV	270,200	600	9,466.	492,800	763,600	Year end
2021	101	FV	261,000	600	9,466.	492,800	754,400	Year End Roll
2020	101	FV	260,900	600	9,466.	492,800	754,300	Year End Roll
2019	101	FV	198,500	800	9,466.	492,800	692,100	692,100 Year End Roll
2018	101	FV	198,500	800	9,466.	422,400	621,700	621,700 Year End Roll
2017	101	FV	198,500	800	9,466.	394,200	593,500	593,500 Year End Roll
2016	101	FV	198,500	800	9,466.	337,900	537,200	537,200 Year End
2015	101	FV	197,600	800	9,466.	302,700	501,100	501,100 Year End Roll

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY JOHN J	72717-401	1	6/5/2019	Convenience		1	No	No	
	11678-324		5/15/1969				No	No	N

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2016	439	Re-Roof	4,500					REROOF
3/5/1995	85		10,000					ADD 4X9 TO DINING

## ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Meas/Inspect	BS	Barbara S
6/15/2009	Measured	189	PATRIOT
2/18/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9466	Sq. Ft.	Site		0	70.	0.74	4										492,784						492,800	

**EXTERIOR INFORMATION**

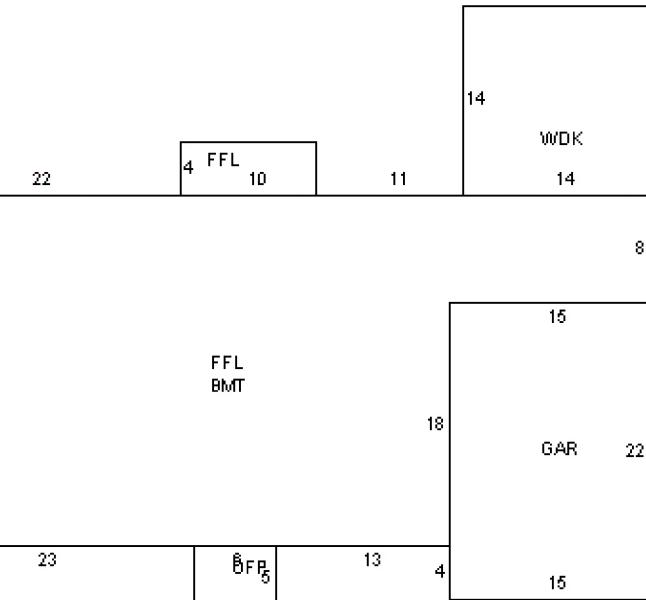
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

## Avg

## Int

## Ext

## Furn

## Equip

## Veh

## Other

## Total

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